132.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,215,800 / 1,215,800
					USE VALUE:	1,215,800 / 1,215,800
					ASSESSED:	1,215,800 / 1,215,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		WINDERMERE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GORHAM MAUREEN J
Owner 2:	
Owner 3:	
Street 1:	12 WINDERMERE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,066 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Vinyl Exterior and 3651 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10066.000	562,300	3,700	649,800	1,215,800
Total Card	0.231	562,300	3,700	649,800	1,215,800
Total Parcel	0.231	562,300	3,700	649,800	1,215,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.03 | /Parcel: 333.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 132.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	562,300	3700	10,066.	649,800	1,215,800	1,215,800	Year End Roll	12/18/2019
2019	101	FV	438,100	3700	10,066.	685,900	1,127,700	1,127,700	Year End Roll	1/3/2019
2018	101	FV	438,100	3700	10,066.	505,400	947,200	947,200	Year End Roll	12/20/2017
2017	101	FV	438,100	3700	10,066.	483,700	925,500	925,500	Year End Roll	1/3/2017
2016	101	FV	438,100	3700	10,066.	447,600	889,400	889,400	Year End	1/4/2016
2015	101	FV	413,900	3700	10,066.	375,400	793,000	793,000	Year End Roll	12/11/2014
2014	101	FV	413,900	3700	10,066.	366,800	784,400	784,400	Year End Roll	12/16/2013
2013	101	FV	413,900	3700	10,066.	349,400	767,000	767,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12794-217		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2013	1483	Manual	6,090	C				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10066		Sq. Ft.	Site		0	90.	0.72	10									649,785						649,800	

Total AC/HA: 0.23108 | Total SF/SM: 10066 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 649,785 | Spl Credit | Total: 649,800

PRINT

Date	Time
12/11/20	00:38:23

LAST REV

Date	Time
09/24/18	14:52:51

danam

PAT ACCT.: 10317

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	Info By Phon	DGM	D Mann
5/1/2018	MEAS&NOTICE	CC	Chris C
1/29/2014	Info Fm Prmt	EMK	Ellen K
2/19/2009	Measured	372	PATRIOT
11/10/2000	Hearing Chag	201	PATRIOT
4/5/2000	Inspected	276	PATRIOT
11/18/1999	Mailer Sent		
11/2/1999	Measured	263	PATRIOT
3/14/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

85062

GIS Ref

GIS Ref

Insp Date

05/01/18

!10317!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	85062
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.92422301
Const Adj.:	1.00739920
Adj $ / SQ:	121.038
Other Features:	117140
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	764055
Depreciation:	201711
Depreciated Total:	562345

COMMENTS

(2 DOORBELLS) CRACKS IN PLASTER & CEILING SMALL IN-LAW APT 1 FPL NON-FUNC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

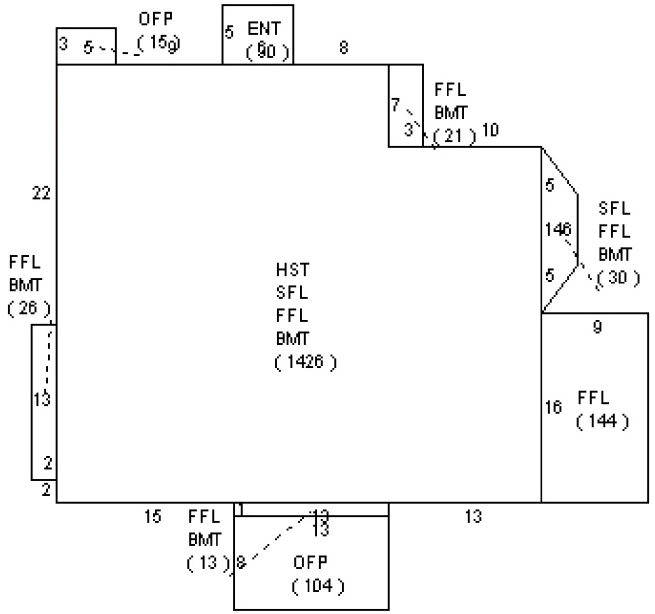
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	146.46
Special Features:	0	Val/Su Net:	102.35
Final Total:	562300	Val/Su SzAd	146.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,660	121.040	200,923
BMT	Basement	1,516	36.310	55,048
SFL	Second Floor	1,456	121.040	176,231
HST	Half Story	713	108.930	77,670
OFP	Open Porch	119	30.590	3,640
ENT	ENTRY	30	26.600	798

Net Sketched Area:	5,494	Total:	514,310
Size Ad	3829	Gross Are	6207	FinArea	3651
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 132.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1915	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700